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December 21, 2005

Mr. Robert L. Genuario, Secretary
State of Connecticut
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-1308

**RE: Request for Interim Change to the Conservation and
Development Policies Plan
Berlin, CT
MMI #2730-01-1**

Dear Mr. Genuario:

On behalf of our client, Pistol Creek Associates, LLC, we are hereby requesting an interim change to the 2005 State Conservation and Development Policies Plan pursuant to Section 16a-24b-2 of the Connecticut General Statutes, as amended.

In support of the request, we have enclosed the following:

1. Figure 1: USGS Map (Middletown Quadrangle) with parcels denoted.
2. Figure 2: 1998 State Locational Guide Map.
3. Figure 3: 2004-2009 State Locational Guide Map with parcels denoted
4. Figure 4: Town of Berlin Utility Service Area Map.

Pistol Creek Associates is the owner of approximately 100 acres of property located in the town of Berlin, formerly the site of the Pistol Creek Golf Course. The parcels are referenced in Figure 1 as Parcels 1, 2 and 3.

Pistol Creek Associates purchased the property in 2005 after the operations of the Pistol Creek Golf Course ceased. Parcel 1 (63 acres) is located in the R-21 Residential District. Prior to the construction of the golf course, this part of the Pistol Creek property on the north side of Spruce Brook Road fell within a "growth" area as shown on the 1998 State Locational Guide Map. See Figure 2 for the 1998 map. However, the 2004-2009 Locational Guide Map shows the same property has been designated as "conservation and rural," apparently in recognition of the use of the property as a golf course. See Figure 3 for the current map designation.

The portion of the property located on the south side of Spruce Brook Road is denoted as Parcel 2 (29.5 acres) and falls within the R-43 Residential District. This parcel was shown on both the 1998 and 2004-2009 Locational Guide Maps as "conservation and rural" area.

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Parcel 3 (5 acres) is located on the southeast corner of the Savage Hill Road/Spruce Brook Road intersection. It is shown on the Locational Guide Map as "conservation" area and is located in the R-43 Residential Zone District.

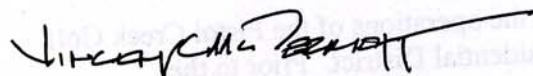
Pistol Creek Associates would like to have its entire property located in Berlin redesignated as a "growth" area in light of the following:

1. There is currently a sewer on the north parcel (Parcel 1).
2. The south parcel (Parcel 2) can be sewerred via gravity connecting to the existing Berlin sewer system.
3. The Berlin Utility Service Area map and Town Plan of Conservation and Development contemplates providing public water and sanitary sewer to the properties. See Figure 4.
4. At their regular meeting of December 20, 2005, the Berlin Water Control Commission agreed to provide sewer and water service to the Berlin Pistol Creek properties.
5. The properties are under single ownership and will be developed as part of a contiguous master plan.
6. The adjacent and surrounding areas are developed with residences sewerred by public water and sanitary sewer.

The applicant respectfully requests your favorable consideration of the above changes to the 2004-2009 Locational Guide Map. Please advise us of any meetings or hearings at which this application will be discussed. The above noted information is provided in triplicate. If you need any further information or have any questions, please do not hesitate to contact me.

Very truly yours,

MILONE & MACBROOM, INC.



Vincent C. McDermott, FASLA, AICP
Senior Vice President

Enclosures

cc: Mr. Bill Krame, Pistol Creek Associates, LLC

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